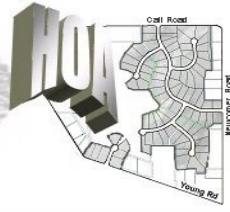


# Springbrook Reserve



## Spring 2019 Newsletter

President's Message.....	Page 1
Treasurer's Report.....	Page 2
Annual Meeting Minutes.....	Page 3
Annual Dues Invoice .....	Page 6

# Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

As the nascent spring season ushers in prolonged periods of daylight, it is indeed a privilege to extend hearty greetings to you and your household. Spring break for local schools would have ended by the time you read this newsletter. The end of spring break marks the beginning of efforts to conclude the final stretch of the academic year. It is an equal privilege to extend sincere congratulations and best wishes of continued success to the 2019-graduation candidate(s) in your household.

This newsletter provides a unique opportunity to bid farewell to families who have moved out of Springbrook Reserve and welcome new homeowners. Most notable among the homeowners leaving Springbrook Reserve is Mrs. Mary Anne Golba, who has rendered priceless services as the Treasurer for a decade. In addition, Mary Anne and her husband John, have hosted annual homeowner meetings for over half a decade. The SRHOA extends deep gratitude to Mary Anne and her family.

It is a privilege to extend heartfelt thanks to Mr. Harold Strakusek for rendering indispensable services as a boardmember and as chairman of the Architectural Review Board, as well as Mr. Paul Masiella who completed his services as a boardmember and webmeister at the 2018 Annual Meeting of SRHOA. The Board of Directors welcomed Mrs. Kristie Massiella as a new boardmember and Mr. Todd Turner, as a returning boardmember, as well as Mrs. Shari Austin as chair of the Architectural Review Board.

Through the laudable voluntary efforts of the SRHOA BOD, the annual homeowner dues remain unchanged at \$150 per year for each homeowner. Please complete the dues payment form on page six and mail it in with your annual dues by Tuesday, 30<sup>th</sup> April 2019.

The SRHOA's new webmeister, Mr. Bryan Jordan, has been gracious in volunteering his family's assistance to organize and manage the Annual Springbrook Reserve Garage Sale.

Please contact Bryan at either [bryanhjordan@gmail.com](mailto:bryanhjordan@gmail.com) or 412.956.4800 to assist and participate in the 2019 Garage Sale.

With the advent of spring comes the wonderful opportunity to take excellent care of your home's exterior by installing fallen shutters, replacing dilapidated mailboxes and improving lawn and landscape care, ensuring effective pet clean-up, and repairing nonfunctioning light posts.

Springbrook Reserve extends a warm welcome to new homeowners: Benjamin and Andrea of Bluestem Lane; Catharine, as well as Peter and Wendy of Rosemallow Court; Kyle and Tiffany of Sedge Grass Trail; Aaron and Lauren of Shining Willow; and Judith, as well as Sean and Kara of Sweet Flag Way. Will sign off here with very best wishes of a warm spring and a very pleasant summer in Springbrook to you and your household with lots of

Cheers,  
*J. Richmond Nettey*  
Dr. I. Richmond Nettey,  
President, SRHOA.

## SRHOA Annual Garage Sale

The SRHOA's Eighth Annual Subdivision Garage Sale will be organized and managed by Mr. Bryan Jordan and his family. All interested homeowners may contact Bryan at [bryanhjordan@gmail.com](mailto:bryanhjordan@gmail.com) or 412.956.4800 to assist and participate in the 2019 garage sale.



# Treasurer's Report for 2018

## SRHOA 2018 Annual Treasurer's Report

### Springbrook Reserve

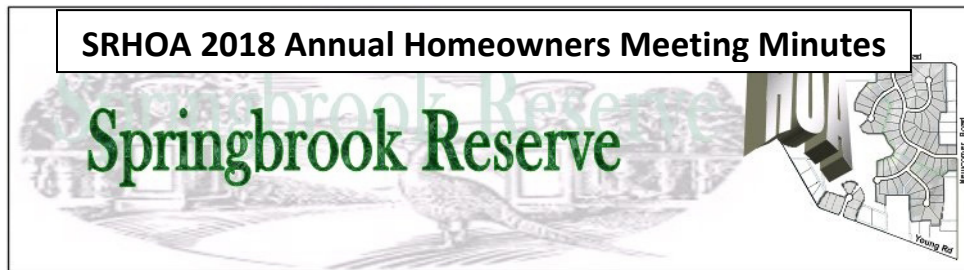


### BUDGETED EXPENSES FY2014 – FY2019

Description	FY19Budget	FY18Budget	FY17Budget	FY16Budget	FY15 Budget	FY14 Budget
Landscaping / Maintenance	(5550.00)	(3800.00)	(3800.00)	(3,800.00)	(3,800.00)	(3,800.00)
Ohio Edison	(510.00)	(450.00)	(450.00)	(450.00)	(450.00)	(450.00)
PO Box, Newsletters, Stamps	(1100.00)	(800.00)	(800.00)	(300.00)	(300.00)	(300.00)
City of Stow Water Department	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)
Annual Picnic	(3000.00)	(3000.00)	(1000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(170.00)	(100.00)	(100.00)	0.00	0.00	0.00
IRS, State, & Local Misc.	0.00	0.00	0.00	(50.00)	(50.00)	(50.00)
Lot 80 SR Signage Easement	0.00	0.00	0.00	0.00	0.00	0.00
SR-HOA Insurance	(1310.00)	(1250.00)	(1250.00)	(850.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	(600.00)	(600.00)	0.00	0.00	0.00
Bank. Lawyer and Mgt. Fees	(2400.00)	(1500.00)	(4000.00)	(\$2,500.00)		
<b>FY Budgeted Expenses</b>	<b>(14,940.00)</b>	<b>(11,800.00)</b>	<b>(12,300.00)</b>	<b>(9,250.00)</b>	<b>(6,750.00)</b>	<b>(6,750.00)</b>
Annual Dues Assessment	150.00	150.00	150.00	150.00	150.00	150.00
Income = Dues x 86 Lots*	12,900.00	12,900.00	12,900.00	12,900.00	12,900.00	12,900.00
Balance Carry Over	\$35,708.30	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36	18,895.19
<b>FY Estimated Forecast</b>	<b>\$33,668.30</b>	<b>\$33,688.42</b>	<b>\$33,540.73</b>	<b>\$31,313.52</b>	<b>\$30,077.36</b>	<b>25,045.19</b>

### ACTUAL EXPENSES (OCTOBER 2013 – OCTOBER 2018)

Description	11/1/17 to 10/30/18	10/25/16 to 10/30/17	10/11/15 to 10/25/16	10/20/14 to 10/11/15	10/10/13 to 10/20/14	11/25/12 to 10/7/13
Landscaping / Maintenance	(5,525.84)	(3,090.41)	(\$3,216.84)	(\$2,411.88)	(\$4,269.30)	(\$1,983.89)
Ohio Edison	(507.65)	(618.12)	(\$496.25)	(\$499.28)	(\$442.31)	(\$396.17)
PO Box, Newsletters, Stamps, Mtgs.	(1,077.09)	(958.18)	(\$752.69)	(\$458.48)	(\$532.24)	(\$544.90)
City of Stow Water Department	0.00	(337.64)	(\$61.29)	(\$53.60)	(\$178.05)	(\$420.18)
Annual Picnic	(2,235.82)	(2,206.72)	(\$196.26)	\$0.00	\$0.00	\$0.00
Website Hosting / Startup	(167.40)	(220.55)	(\$30.03)	\$0.00	\$0.00	\$0.00
IRS, State, & Local Misc.	0.00	0.00	\$0.00	\$0.00	\$0.00	(\$25.00)
Lot 80 SR Signage Easement	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
SR-HOA Insurance	(1,305.00)	(1,231.00)	(\$1,236.00)	(\$1,036.00)	(\$915.00)	(\$803.00)
Entrance Signage Improvements	0.00	0.00	(\$117.20)	\$0.00	\$0.00	\$0.00
Entrance Signage Lighting	0.00	0.00	(\$478.32)	\$0.00	\$0.00	(\$585.00)
Mail Boxes Individual paid	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank. Lawyer and Mgt. Fees	(2,369.50)	(742.50)	(\$7,167.43)	(\$2,538.55)	(\$2,601.94)	(\$2,609.69)
<b>FY Total Expenses</b>	<b>(13,188.30)</b>	<b>(9,405.12)</b>	<b>(\$13,752.31)</b>	<b>(\$6,997.79)</b>	<b>(\$8,938.84)</b>	<b>(\$7,367.83)</b>
<b>FY Total Deposits</b>	<b>12,750.00</b>	<b>12,525.00</b>	<b>\$13,400.00</b>	<b>\$12,275.00</b>	<b>\$12,675.00</b>	<b>\$12,400.00</b>
<b>FY Balance</b>	<b>35,270.00</b>	<b>\$35,708.30</b>	<b>\$32,588.42</b>	<b>\$32,940.73</b>	<b>\$27,663.52</b>	<b>\$23,927.36</b>



**2018 Springbrook Reserve Homeowners Association Annual Meeting**  
**2867 Sweet Flag Way, Stow, OH 44224**  
**7:00pm November 15, 2018**  
[www.springbrook-reserve.org](http://www.springbrook-reserve.org)

In attendance: Homeowner Board Members: Dr. I Richmond Nettey, Mary Anne Golba, Harold Strakusek, Paul Masiella, and Dan Collins. Homeowners: Todd Turner, Kelley Cerroni, Mark & Shari Austin, Kristie Masiella, and John Chastain.

1. Sign In, Call to Order, Introductions and Proxy Registration – Dr. Nettey, SRHOA President, called the annual meeting to order and all in attendance were introduced. No proxy registrations were noted. Mary Anne Golba and John Chastain were thanked for hosting the annual meeting.
2. 2017 Meeting Minutes – Dan Collins, SRHOA BOD Secretary, presented the minutes from last year’s annual meeting. They were approved and adopted as presented.
3. Treasurer’s Report – Mary Anne Golba presented the Treasurer’s report. Revenues were in line with the budget. With the exception of a vacant house at 2949 Rosemallow Ct, 100% of all dues have been paid. Expenses exceeded budget by \$1,388 and were \$3,783 more than last year. Landscape / Common ground maintenance and Bank / Lawyer / Mgmt Fees were the two drivers of the variance. The Association changed contractors to O’Bryan Grounds Maintenance, however, it was noted that service has improved compared to the prior company. The additional legal fees were related to incorporation of the new amendments into the by-laws and letters to homeowners for corrective measures to their property. The association reserve for capital improvements is in good shape. No need for special assessments, and as long as we bring expenses back into line with revenues annual dues can be held at the current levels. With a noted adjustment of +\$1,200 to the 2017 total deposits, the report was approved and adopted as presented.
  - a. General discussion about the intent and timing of letters to homeowners from the retained law firm, specifically as it related to the issue of missing shutters.
4. Architectural Review Board Report – as presented by Harold Strakusek.
  - a. After voting on a motion for action, the Board of Directors affirmed its recommendation for removal of the treehouse on 4654 Buttonbush, which is at least partially on Association common grounds. The homeowner has proposed a location behind his house where he can relocate the structure; the BOD approved the new location.
  - b. Discussion about a vehicle that has been parked on the 4649 Buttonbush driveway with four flat tires, expired license tags and has not moved in many years. This situation is not specifically addressed in the Association by-laws, but the BOD will seek advice from the City of Stow to see if there is any violation of a city ordinance.
  - c. Two open bids for landscaping on the entrances off Newcomer and Young Rd.
  - d. 4971 and 4878 Shining Willow Blvd are missing shutters. 4971 has previously received a letter requesting the shutters be installed.
  - e. Vinyl fence in Call Rd. entrance has mold, Dr. Nettey to contact Perfect Power Wash.
  - f. Harold Strakusek resigned from the Architectural Review Board due to personal commitments. He was thanked for his service to the Association.

5. Website and Association Directory – Paul Masiella, acting on an interim basis, reported that the website maintenance has been transitioned to homeowner Bryan Jordan as of August of this year. All annual meeting minutes and newsletter uploads should be sent to him. Similarly, any updates to the annual block party page, garage sale dates, etc. should also be coordinated with Bryan. Paul suggested that a board member handle the duty of monitoring the Association emails, as it is the main line of communication to the board by residents and real estate title companies. Residents want to be able to submit questions and concerns in confidence. It was agreed that Dr. Nettey would assume the email monitoring.
  - a. Key reasons people use our website:
    - i. Title companies
    - ii. Homeowners submit questions, concerns and other requests, including review and approval by the Board and Architectural Review Committee for home improvement/additions/projects
    - iii. Neighborhood info - Prospective buyers seeking homes for sale, researching neighborhood amenities, and reviewing association by-laws.
6. New Business –
  - a. Transfer of SRHOA Wetlands to the city of Stow – Dr. Nettey proposed that SRHOA deed over the Association wetlands to the city of Stow. Court Street Development handed over the ownership of the wetlands that surround the development to the SRHOA. There are more wetlands than developed land in the Association. The City declined in a previous discussion, but with a new Mayor and new Law Director, a motion was presented and approved for Dr. Nettey to initiate an exploratory dialogue with the City of Stow that would have the SRHOA deed over the land at no cost to the city.
  - b. Review of the by-laws amendments - Amendment A (Residency of sex offenders), Amendment B (Electronic communication with homeowners), Amendment C (Indemnification of BOD and committee members acting in good faith) have all been incorporated into the Association by-laws. Discussion about revisiting three amendments that did not pass. Amendment D (Storage of garbage cans), Amendment E (Storage of boats, RVs, etc.), Amendment F (Deviation from original house color). It was agreed that these can be revisited with clarification along with any other needed revisions to the Association by-laws. A formal review by our law firm was recommended for the by-laws.
7. Annual Elections –
  - a. One Year Term Director's Position – Kristie Masiella was elected unopposed.
  - b. Three Year Term Director's Position – Todd Turner was elected unopposed.
  - c. Board of Directors Secretary – Shari Austin was appointed by the BOD President.
  - d. Board of Directors Vice President – (open).
  - e. Architectural Review Board Chair – Shari Austin.
  - f. Picnic Committee Chair – Todd Turner.
  - g. Garage Sale Chair – (open).
8. Miscellaneous Business –
  - a. Association Picnic – this past summer's picnic was deemed to be a success with attendance about the same as 2017. Thank you was extended to all committee volunteers. The 2019 event is tentatively planned for Saturday August 17, 2019, which is the weekend before school starts.
  - b. Garage Sale – Although it is a revenue neutral event for the Association, the event's viability was discussed as only 5 families participated in the 2018 event. It was noted that there are several on line options (including local) that are used for buy/resell of household belongings. Kelly LaForge has resigned her role as Chair. The BOD expressed its appreciation for Kelly's 7 years as Chair.
  - c. Kelley Cerroni will again place Holiday Wreaths at the entrances of the neighborhood. The BOD thanked Kelley for her time and attention to this wonderful holiday addition, and also gave her approval to fund replacement wreaths as needed.
9. Meeting Adjourned at 8:55pm

## SR-HOA Annual Dues Invoice 2019

## Springbrook Reserve



## SR-HOA Homeowner Annual Dues Invoice 2019

- The SR-HOA-BOD has kept the **annual assessment** for 2019 at **\$150.00** per lot.
- The **expected payment date** is **30<sup>th</sup> April 2019**.
- How do I pay?
  1. Payment by check payable to “SR-HOA 2019 Annual Dues S/L# **XX**” in the amount of **\$150.00**. The “**XX**” represents your subplot number found on the newsletter envelope address.
  2. Mail your payment and/or payment extension request to:
 

SR-HOA  
PO Box 1816  
Stow, Ohio 44224

The SR-HOA has a **100% payment compliance** as mandated by our charter.

**Please** help us maintain this tradition by paying promptly before **April 30, 2019!**

*The SR-HOA Annual Dues are used exclusively to promote the health, safety, and welfare of the residents of our subdivision. For the improvement and maintenance of subdivision land, its retention basins, easements, ponds, landscaping, signage, fences etc. as detailed in Article III Section 2 of our charter / covenants.*







As a homeowner in the SR subdivision, you have a **legal financial obligation** to pay this annual assessment. Failure to pay within 30 days past due without prior written notification to the SR-HOA-BOD requesting an extension, shall result in the following **payment collection escalation plan**:

1. Delinquent accounts 30 days past due will be issued a certified letter requesting the immediate payment of \$175.00 = \$150.00 + \$25.00 late payment penalty.
2. Delinquent accounts 60 days past due will be issued another certified letter requesting the immediate payment of \$200.00 = \$150.00 + \$50.00 late payment penalty.
3. Delinquent accounts that are 90 days past due, will result in the processing of a property lien. ALL costs associated with this action shall be added as incurred to your payment obligation. These fees include but are not limited to Summit County recording fees, certified letters, late payment penalty, and the legal fees required to process the property lien.

## Springbrook Reserve Homeowners Association Website

Please contact Mr. Bryan Jordan at [bryanhjordan@gmail.com](mailto:bryanhjordan@gmail.com) or at 412.956.4800 or Dr. I. Richmond Nettey at 330.524.9693 or [inettey@hotmail.com](mailto:inettey@hotmail.com), if you wish to have information posted on the renovated SRHOA website located at [springbrook-reserve.org](http://springbrook-reserve.org).

The interactive SRHOA website now enables homeowners to:

-  become informed of neighborhood activities.
-  register opinion on neighborhood issues and provide input during online surveys.
-  alert neighbors about family services - babysitting, lawn mowing, pet sitting, etc.
-  share family news and photographs
-  advertise the sale of homes
-  access important SRHOA documents, forms, and information.

The SRHOA website is expected to serve as an active forum for neighborhood communication. Please take a few moments from your busy schedule to visit the SRHOA website at <http://springbrook-reserve.org>, and see what you can discover.

The SRHOA website is a service to our community. If you have items and/or photos you would like to have presented on the website, e-mail Bryan at [webmaster@springbrook-reserve.org](mailto:webmaster@springbrook-reserve.org)

---

## Request for Information

Dear Neighbors,

The SRHOA BOD is compiling and maintaining the directory of residents in Springbrook Reserve. The SRHOA directory is prepared only for SRHOA residents. Please complete and return the form below with your annual SRHOA dues payment to SRHOA, P. O. Box 1816, Stow, OH 44224.

Thank you, Dr. I. Richmond Nettey, President, SRHOA.

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Home phone number: \_\_\_\_\_

Mobile phone number: \_\_\_\_\_

Email address: \_\_\_\_\_